



# ***CITY COUNCIL AGENDA REPORT***

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**MEETING DATE: JANUARY 5, 2004**

**ITEM NUMBER:**

**SUBJECT: AN AMENDMENT TO TITLE 13, ARTICLE 10, FLOODPLAIN AND FLOODWAY DISTRICTS, OF THE COSTA MESA MUNICIPAL CODE**

**DATE: DECEMBER 17, 2003**

**FROM: DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: CLAIRE L. FLYNN, AICP, ASSOCIATE PLANNER**

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, (714) 754-5278**

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## **RECOMMENDED ACTION:**

Give first reading to the draft ordinance amending Title 13, Article 10, Floodplain and Floodway Districts, of the Costa Mesa Municipal Code.

## **BACKGROUND:**

On August 18, 2003, the Federal Emergency Management Agency (FEMA) directed the City to adopt floodplain management regulations as a condition of continued eligibility in FEMA's National Flood Insurance Program (Attachment 2).

On December 8, 2003, the Planning Commission recommended that City Council give first reading to the draft ordinance amending Title 13, Article 10, Floodplain and Floodway Districts, of the Costa Mesa Municipal Code. The Planning Commission staff report and minutes are attached (Attachments 4 and 5).

## **ANALYSIS:**

In 2002, FEMA updated the Flood Insurance Rate Map (FIRM) that identifies special flood hazard areas in Costa Mesa and prepared a preliminary Flood Insurance Study. FEMA will finalize these preliminary documents in February, 2004. Title 13, Article 10, Floodplain and Floodway Districts, of the Costa Mesa Municipal Code already contains floodplain management information and regulations. Significant amendments to this section were last made in 1980.

As required by FEMA, the draft ordinance contains textual changes that reflect the most current floodplain management regulations. The adoption of the attached ordinance ensures the City's compliance with the National Flood Insurance Program regulations. The proposed Zoning Code amendment accomplishes the following objectives:

- Reflects all applicable standards of Paragraph 60.3(b) of the National Flood Insurance Program, as directed by FEMA;
- Reflects the adoption of the new Flood Insurance Study for the City of Costa Mesa (August 9, 2002); and
- Reflects the adoption of the new Flood Insurance Rate Maps (August 9, 2002, and any subsequent amendments thereof).

**ALTERNATIVES CONSIDERED:**

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the National Flood Insurance Program and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973, as amended. Therefore, the only alternative that would implement FEMA's mandate is to amend Title 13, Article 10, Floodplain and Floodway Districts.

**FISCAL REVIEW:**

Fiscal review is not required.

**LEGAL REVIEW:**


The City Attorney has reviewed and approved the draft ordinance as to form.

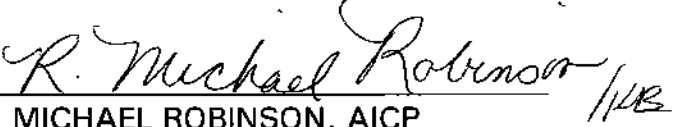
**ENVIRONMENTAL REVIEW:**

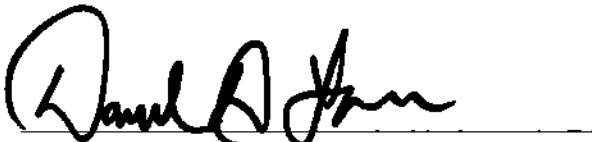
The proposed Zoning Code amendment has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt.

**CONCLUSION:**

The proposed Zoning Code amendment represents a technical update of the City's floodplain management regulations only. No significant changes to the City's processing procedures for proposed development in floodplain districts are involved.

  
 CLAIRE L. FLYNN, AICP  
 Associate Planner

  
 R. MICHAEL ROBINSON, AICP  
 Planning and Redev. Mgr.

  
 DONALD D. LAMM, AICP  
 Dep. City Mgr. - Dev. Svcs. Director

- Attachments:
1. Draft ordinance  
Attachment A - Redlined/Strike-out Version  
of amended Article 10
  2. FEMA's letter dated August 18, 2003
  3. Flood Insurance Rate Maps
  4. 12/08/15 PC Minutes
  5. 12/08/15 PC Staff Report
  6. Preliminary Flood Insurance Study – Available for review at the  
Public Counter at City Hall.

File Name: 010504FLOODCCRPT

Date: 12/18/03

Time: 10:45 a.m.

cc: City Manager  
Deputy City Manager  
City Attorney  
Public Services Director  
City Engineer  
City Clerk  
Staff (4)  
File (2)

**Attachment 1**  
**Draft Ordinance**

**ORDINANCE NO. 04-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF COSTA MESA, CALIFORNIA AMENDING TITLE 13,  
ARTICLE 10, OF THE COSTA MESA MUNICIPAL CODE  
REGARDING FLOODPLAIN AND FLOODWAY DISTRICTS.**

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS  
FOLLOWS:

Section 1. Title 13, Article 10, Floodplain and Floodway Districts, of the Costa Mesa Municipal Code is hereby amended as shown in Attachment A.

Section 2. Environmental Determination. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5. Publication. The Mayor shall sign and the Deputy City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect thirty (30) days after its final passage.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2004

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MAYOR

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy City Clerk of the  
City of Costa Mesa

\_\_\_\_\_  
City Attorney

STATE OF CALIFORNIA   )  
COUNTY OF ORANGE    ) ss  
CITY OF COSTA MESA    )

I, JULIE FOLCIK, Deputy City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 04-\_\_ was introduced and considered section by section at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2004, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2004, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Deputy City Clerk and ex-officio  
Clerk of the City Council of the  
City of Costa Mesa

**Attachment A**  
**Amendments to Title 13, Article 10**

## ARTICLE 10. FLOODWAY AND FLOODPLAIN DISTRICTS

### Sec. 13-77. PURPOSE

The floodway and floodplain districts and regulations are intended to be applied to those areas of the City which, under present conditions, are subject to periodic flooding and accompanying hazards. The objectives of the floodway and floodplain districts include:

- (a) Prevention of loss of life and property and minimization of economic loss caused by flood flows.
- (b) Establishment of criteria for land management and land use in floodprone areas that are consistent with the criteria promulgated by the Federal Emergency Management Agency ~~Federal Insurance Administration~~ for the purpose of providing flood insurance eligibility for property owners.
- (c) Prohibition of encroachments, new construction or other improvements or development that would obstruct or divert the flow of floodwaters within a regulatory floodway.
- (d) Regulation and control of use of land below the elevation of the design flood flow within the remainder of the floodplain.

### Sec. 13-78. DEFINITIONS

The following words and phrases shall have the definition and construction set forth in this section as used in this article, unless otherwise provided:

**Area of shallow flooding.** A designated AH or AO zone on the flood insurance rate map (FIRM) in which:

- (a) The base flood depths range from one to 3 feet;
- (b) A clearly defined channel does not exist; and
- (c) The path of flooding is unpredictable and indeterminate.

**Area of special flood hazard.** The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

**Base flood.** The flood having a one percent chance of being equaled or exceeded in any given year.

**Design flood.** That flood against which protection is to be provided by means of land use regulation, flood protective or flood control works. For the purposes of this article, the design flood shall be at the 100-year recurrence interval, corresponding to the base flood as defined above.

**Development.** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, grading or paving located within the flood hazard area.



**Flood.** A general and temporary condition of partial or complete inundation of land areas from the overflow of inland and tidal waters, and the rapid accumulation of runoff of surface waters from any source and mudslides (i.e., mudflows) which are proximately caused or precipitated by accumulations of water on or under the ground.

**Flood hazard area.** An area having flood, mud-slide (i.e., mudflow) and flood-related erosion hazards, or as shown on a sectional district map, flood insurance rate map (FIRM) or flood boundary and floodway map.

**Flood insurance rate map (FIRM) and flood boundary and floodway map.** The official maps published by the Federal Insurance Administration (dated August 9, 2002, and any subsequent amendments thereof) on which are delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood insurance study.** The "Flood Insurance Study for the City of Costa Mesa, California, Orange County" (preliminary study dated ~~July 11, 1980~~ August 9, 2002) prepared by the Federal Insurance Administration providing flood profiles, as well as the boundaries and the water surface elevations of the base flood, including the flood boundary and flood-way map.

**Floodplain.** The land area adjacent to a watercourse, and other land areas susceptible to being inundated by water from any source (see definition of "flood").

**Flood proofing.** Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

**Flood protection system.** Those physical structural works for which funds have been authorized, appropriated and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a flood hazard and the extent of the depth of associated flooding. Such a system typically included channels, storm drains or levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**Flood related erosion.** The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining, caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or by an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

**Floodway.** The channel of a river or other watercourse and adjacent land areas that must be reserved in an open manner, and that can be designated to provide for the discharge of the design flood without cumulatively increasing the water surface elevation more than one foot. The floodway may also be that land area necessary for the design flood discharge for an authorized Federal flood control project.

**Floodway fringe.** That area between the design flood boundary and the floodway shown on the flood boundary and floodway map.

**Lowest floor.** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this article.

**Land use district symbol.** The applicable designation for the zoning of property, contained in this title.

**Regulatory floodway.** The floodway areas designated by the City as FP-1 overlay districts and/or the flooding areas delineated on the official Federal Insurance Administration flood boundary and floodway maps for the City of Costa Mesa.

**Structure.** Anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground except business signs and other improvements of a minor character. For floodplain management purposes, "structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, and includes a manufactured home.

**Substantial improvement.** Any repair, reconstruction or improvement of a structure, the cost of which equals to or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

**Manufactured home.** Any structure that is transportable in one or more sections, built on a permanent chassis, and designated to be used with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

**Manufactured home park or subdivision.** Any lot (or abutting lots) of land divided into 2 or more manufactured home lots for rent or sale.

**Start of construction.** The date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include the following:

- (a) Land preparation, such as clearing, grading and filling;
- (b) Installation of streets and/or walkways;
- (c) Excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor
- (d) Installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

#### **Sec. 13-79. APPLICATION**

- (a) In any base district where the district symbol is followed by, as a part of such symbol, the parenthetically enclosed symbols (FP-1) or (FP-2), or when the property is included within a designated flood hazard area shown on the adopted Orange County

(countywide) Flood Insurance Rate Map (FIRM) ~~dated September 15, 1989~~ dated August 9, 2002, or a subsequent FIRM, of flood boundary and floodway maps as published by the Federal Insurance—Emergency Management Agency Administration (FEMA), the additional requirements, limitations and standards contained in this article shall apply. The land use district symbol shall constitute the "base district" and the symbol (FP-1), (FP-2), or those flood hazard zone designations on the flood insurance rate map as listed below, shall constitute the "combining district". In the event of conflicting provisions of the combined district regulations, the requirements of the FP floodplain district shall take precedence over the requirements of the base district. These regulations are applicable as follows:

- (1) Areas shown as (FP-1) on the official land use map and areas shown as a "floodway" on an adopted flood boundary and flood-way map are subject to the FP and FP-1 provisions of this article.
  - (2) Areas shown as (FP-2) on the official land use and district maps and areas shown as A, A7, A8, A11, AO, and AH on any adopted flood insurance rate map are subject to the FP, FP-2, and floodway fringe area provisions of this article, except that where there is a conflict with the provisions of (a)(1) above, those provisions are applicable.
- (b) Flood hazard areas shall be identified and mapped, based upon:
- (1) The base flood and criteria set forth by the "Flood Insurance Study for the City of Costa Mesa, California, Orange County" (preliminary study dated ~~July 11, 1980~~ August 9, 2002). If the ~~FEMA~~ Federal Emergency Management Agency has not provided base flood elevations in the study, such base flood data shall be obtained from other available sources or studies meeting with City approval; or,
  - (2) The design flood as determined from engineering studies reviewed and found satisfactory by the City as approved by the City Council.
- (c) The following documents are hereby adopted for the application of FP floodplain district regulations only: (1) all the standards of Paragraph 60.3(b) of the National Flood Insurance Program, Adoption of flood insurance rate maps and flood boundary and floodway maps as zoning district maps. (2) The Orange County (countywide) FIRM and flood boundary and floodway maps as zoning district maps (dated August 9, 2003, and any subsequent revisions thereof), and (3) Flood Insurance Study for the City of Costa Mesa (August 9, 2002), prepared in conjunction with the flood insurance rate map as published by the Federal Insurance Administration are hereby adopted as zoning district maps of the City of Costa Mesa for purposes of application of the FP floodplain district regulations only.

**Sec. 13-80. USES PERMITTED IN THE (FP-1) OVERLAY DISTRICT AND IN FLOODWAY AREAS.**

- (a) The following uses shall be allowed in the (FP-1) overlay district and in floodway areas:
- (1) Flood control channels, levees, spreading basins and grounds, roads, bridges, storm drains and other flood control facilities and devices where the design has been approved by the Director of the Environmental Management Agency

and the Board of Supervisors of Orange County or the Public Services Director and the City Council.

- (2) General agricultural uses including farming or pastures provided there are no permanent structures, landfill, storage of materials or equipment or stream alterations that would result in any diversion or increase in flood levels within the designated floodway.
  - (3) Public utility transmission lines and conduits.
  - (4) Recreation areas, parks, fishing lakes, riding and hiking trails, golf courses, athletic fields and similar open space uses not including any permanent structures or improvements.
- (b) The following uses are prohibited in the (FP-1) overlay district and in floodway areas:
- (1) Any permanent structures or buildings excepting those necessary for conveyance of flood and drainage waters and for transit of public utilities and roads.
  - (2) Dwelling units.
  - (3) Landfills, excavations, improvements, developments or encroachments that would obstruct or create debris-catching obstacles to passage of a design flood, or cause a cumulative increase in the elevation of the design flood-water profile at any point, or would tend to broaden the floodplain or divert flood flows out of the regulatory floodway or in any way impair the design flood conveyance capacity of the regulatory floodway or cause a potential hazard to public safety or property resulting from flood flows.
  - (4) Storage or disposal of floatable substances or materials, dangerous chemicals, explosives, flammable liquids or other toxic materials.
- (c) Additional uses not specifically listed above as either a permitted or prohibited use may be considered for approval as a conditional use, according to the procedures set forth in CHAPTER III PLANNING APPLICATIONS. However, no use permit shall be approved unless the following finding can be made:
- (1) The proposed project, alone or in combination with any existing developments, will not endanger public safety, will not restrict the carrying capacity of the regulatory floodway, will not increase flood heights and will not increase the velocity of floodwaters.
  - (2) Applicants for conditional use permits shall be required to submit studies, plans or other evidence prepared by a registered professional engineer or architect to support the required findings necessary for approval of the use permit.

**Sec. 13-81. USES PERMITTED IN THE (FP-2) OVERLAY DISTRICT AND IN DESIGNATED FLOODWAY FRINGE AND SPECIAL FLOOD HAZARD AREAS INDICATED ON THE FLOOD INSURANCE RATE MAP.**

**(a) Permitted uses.**

- (1) All permitted uses in the (FP-1) overlay district.

- (2) New structures and improvements, including the placement of buildings within the (FP-2) district and floodway fringe or special flood hazard areas developed in conformance with the provisions of Section 13-82(d) PROCEDURES AND DEVELOPMENT STANDARDS through 13-82(f), inclusive.

**(b) Prohibited uses.**

- (1) Landfills, excavations, improvements, developments or encroachments that will obstruct or create debris-catching obstacles to passage of the design flood, or that cause a cumulative increase in the elevation of the design flood-water profile more than one foot at any point, or that will tend to broaden or direct flood flows out of the natural floodplain, or otherwise cause a potential hazard to public safety or property resulting from flood flows in the floodway fringe or special flood hazard areas.
- (2) Storage of floatable substances or materials.
- (3) Storage or disposal of chemicals, explosives, flammable liquids or other toxic materials in areas or structures that have not been made floodproof.

**(c) Conditional uses.**

- (1) Additional uses not specifically listed above as either a permitted or prohibited use may be considered for approval as a conditional use, according to the procedures set forth in CHAPTER III PLANNING APPLICATIONS. However, no conditional use permit shall be approved unless the following finding can be made:
  - a. The proposed project, along or in combination with any existing developments, will not endanger public safety, will not increase flood heights, and will not increase the velocity of floodwaters.
- (2) Applicants for conditional use permits shall be required to submit studies, plans or other evidence prepared by a registered professional engineer or architect to support the required findings necessary for approval of the conditional use permit.

**Sec. 13-82. PROCEDURES AND DEVELOPMENT STANDARDS FOR FP-1 AND FP-2 OVERLAY DISTRICTS**

- (a) Review procedures.** Pursuant to FEMA's National Flood Insurance Program regulations, ~~The~~ the Planning Division shall review projects proposed in areas subject to the FP district regulations to determine compliance with the provisions of this article. Specific responsibilities shall include, but not be limited to:

- ~~(1) Review of all development permits to determine that the permit requirements of this article have been satisfied.~~
- ~~(2) Review the proposed development to assure that all other required State and Federal permits have been obtained.~~
- ~~(3) Review of all permits to determine that the site is reasonably safe from flooding.~~

- ~~(4) Review of all development permits to determine if the proposed development adversely affects the flood-carrying capacity of the area of special flood hazard. For purposes of this article, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot at any point.~~
- (1) Require permits for all proposed development within Zone A on the City's FIRM;
- (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;
- (3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall (a) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (b) be constructed with materials resistant to flood damage, (c) be constructed by methods and practices that minimize flood damages, and (d) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (4) Review subdivision proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that (a) all such proposals are consistent with the need to minimize flood damage within the flood-prone area, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (c) adequate drainage is provided to reduce exposure to flood hazards;
- (5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems;
- (6) Require within flood-prone areas (a) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (b) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding; and
- (7) Require that all new subdivision proposals and other proposed new developments (including proposals for subdivisions greater than 50 lots or 5 acres whichever is the lesser), include within such proposals base flood elevation data.

- (b) **Submittal requirements.** All development, subdivision, structure and substantial improvement proposals shall include submittal of detailed drainage studies and plans drawn to scale showing the nature, location, dimensions and elevation of the area in question, and all existing or proposed structures, fill, storage of materials, drainage facilities and their locations. Specifically, the following information is required:
- (1) Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in Zone AO, elevation of existing and proposed elevation of lowest floor of all structures.
  - (2) Proposed elevation in relation to mean sea level to which any structure will be floodproofed.
  - (3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria contained in this article.
  - (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. The plans, floor height information, and certifications shall be maintained on file by the Development Services Department for flood insurance reference purposes.
- (c) **Alteration or relocation of watercourse.** The Planning Division shall notify adjacent communities and the State Department of Water Resources prior to approval of any project which would alter or relocate a watercourse having an effect on the flood hazard areas shown on the flood insurance rate maps and submit evidence of such notification to the appropriate Federal agency. Any approval action for such project shall require that maintenance is provided within the altered or relocated portion of a watercourse so that the flood-carrying capacity of the watercourse is not diminished.
- (d) **Standards of construction.** In all areas of special flood hazards, the following standards are required:
- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
  - (2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
  - (3) New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Nonresidential structures may meet the standards in subsection (d)(5). Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor and provided to the Development Services Department.
  - (4) New construction and substantial improvement of any structure in Zone AO shall have the lowest floor, including basement, elevated to or above the depth number specified on the FIRM. If there is no depth number on the FIRM, the lowest floor, including basement, shall be elevated at least 2 feet above the highest adjacent grade. Nonresidential structures may meet the standards in subsection (d)(5). Upon completion of the structure, a registered professional engineer shall certify that the elevation of the structure meets this

standard and such certification shall be provided to the Development Services Department.

- (5) Nonresidential construction shall either be elevated in conformance with subsections (d)(3) or (d)(4) or, together with attendant utility and sanitary facilities:
    - a. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of flood water.
    - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects on buoyancy; and
    - c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. The certifications shall be provided to the Development Services Department.
  - (6) For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
    - a. A minimum of 2 openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
    - b. The bottom of all openings shall be no higher than one foot above grade.
    - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
    - d. Within Zones AH and AO, adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures are required.
- (e) **Standards for utilities.**
- (1) All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters.
  - (2) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
  - (3) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.



**(f) Standards for subdivisions.**

- (1) All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.
- (2) All final subdivision plans will provide the elevation of proposed structure(s) and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor and such certification shall be provided to the Development Services Department.
- (3) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (4) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (5) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

**(g) Construction standards for manufactured homes and manufactured home parks and subdivisions.**

- (1) All manufactured homes and additions to manufactured homes shall be anchored to resist flotation, collapse, or lateral movement.
- (2) For newly placed manufactured homes, new manufactured home parks or subdivisions, expansions to existing manufactured home parks or subdivisions, and repair, reconstruction, or improvements to existing manufactured home parks or subdivisions that equal 50 percent or greater of the value of the streets, utilities, and pads, (before the repair, reconstruction, or improvements commenced), the following standards shall apply:
  - a. Adequate surface drainage and access for a hauler shall be provided.
  - b. All manufactured homes shall be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the manufactured home is at or above the base flood level. If elevated on pilings, the following standards shall also apply:
    - i. The lots or pads shall be large enough to accommodate steps;
    - ii. The pilings shall be placed in stable soil no more than 10 feet apart; and
    - iii. Reinforcement shall be provided for pilings more than 6 feet above ground level.
- (3) Written certification of compliance with the standards contained in this section shall be provided by the installer of the manufactured home, the developer of the manufactured home park of subdivision, or the State agency responsible for regulating placement. The certification shall be maintained on file by the Development Services Department for flood insurance purposes.

- (4) No manufactured home shall be placed in a floodway or the FP-I District.

**(h) Findings.**

- (1) Application for a permit may be denied where the Planning Division is unable to find that:
- a. The development will not produce a significant risk to human life in the event of the design flood;
  - b. The development is designed and sited so as to offer minimal obstruction to the flow of floodwater; and
  - c. The development will not create a potential hazard or otherwise adversely affect property because of diversions, increased heights or velocities of floodwaters or because of increased debris or otherwise adversely affect the safety, use or stability of any public way, drainage channel or adjacent property during a flood condition.
- (2) Applicants for permits as provided for in this article shall be required to submit studies, plans or other evidence prepared by a registered professional engineer or architect to support the required findings necessary for approval of the permit.

**Sec. 13-83. EXCEPTIONS TO DESIGNATED FLOOD HAZARD AREA**

The Planning Division may determine that certain properties within a floodplain district are not required to comply with the provisions of this article, "floodplain" district, when it can be shown that any of the following circumstances or conditions are present:

- (a) The zoning map includes property within an FP district that is found not to be within a floodplain area due to incorrect preparation of the zoning map or to physical alteration or surrounding property which effectively removed the subject property from the floodplain area. The Director's determination shall be based on a study of topographic and design flood elevation contours on the subject property, and on such additional information as is found necessary or appropriate.
- (b) Flood protective or flood control work, adequate to protect against the design flood and in compliance with County flood control and flood protective standards and policies, has been completed. The Director's finding shall confirm that any stream, channel, storm drain or landfill improvements fully offset flood surface elevations established by the applicable floodplain map; and that if the property is included on a flood insurance rate map or a flood boundary and floodway map, all such flood protective or flood control work has been approved by the appropriate Federal agency and the property removed from the floodplain designation on such maps.

Attachment 2  
FEMA Letter



# Federal Emergency Management Agency

Washington, D.C. 20472

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P-N

AUG 28 2003

August 18, 2003

The Honorable Gary Monahan  
Mayor, City of Costa Mesa  
P.O. Box 1200  
Costa Mesa, CA 92628-1200

Community: City of Costa Mesa, CA  
Community No.: 060216  
Map Panels Affected: 06059C0254 H, 0258 H,  
0259 H, 0262 H, 0264 H, 0266 H, 0267 H,  
0269 H, 0278 H, and 0286 H

Dear Mayor Monahan:

This is to formally notify you of the final flood hazard determination for your community in compliance with Title 44, Chapter I, Part 67, Code of Federal Regulations. On January 3, 1997, the Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs) in the City of Costa Mesa, Orange County, California. Recently, FEMA completed a re-evaluation of flood hazards in your community. On August 9, 2002, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community.

FEMA has not received any comments on the Preliminary copies of the FIS report and FIRM. Accordingly, the FIS report and FIRM for your community will become effective on February 18, 2004. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to February 18, 2004, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(b) of the enclosed NFIP regulations (44 CFR 59, etc.). These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all of the standards specified in Paragraph 60.3(b) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and the other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish eligibility in the NFIP. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(b);
2. Adopting all of the standards of Paragraph 60.3(b) into one new, comprehensive set of regulations;  
or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(b).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the Base Flood Elevations established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Paper copies of the FIRM panels may be obtained by calling our Map Service Center, toll free, at 1-800-358-9616. Copies of the digital files may be obtained by calling our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Oakland, California, at (510) 627-7184 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Doug Bellomo, P.E., Acting Chief  
Hazard Study Branch  
Emergency Preparedness and Response Directorate

List of Enclosures:

National Flood Insurance Program Elevation Certificate and Instructions  
Frequently Asked Questions Regarding the Effect That Revised Flood Hazards Have on Existing Structures  
Lowest Floor Elevation Certifications for Flood Insurance Post Flood Insurance Rate Map Construction  
*Use of Flood Insurance Study (FIS) Data as Available Data*  
National Flood Insurance Program Regulations  
Final Summary of Map Actions

cc: Community Map Repository

Mr. Perry Valentine  
Floodplain Administrator  
City of Costa Mesa

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on 02/18/2004.

### 1. LOMRs and LOMAs Incorporated

The modifications effected by the LOMRs and LOMAs listed below will be reflected on the revised FIRM. However, these LOMRs and LOMAs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
102	00-09-153P	06/14/2000	SANTA ANA RIVER MAINSTEM FLOOD CONTROL PROJECT	06059C0037F	06059C0254H
102	00-09-153P	06/14/2000	SANTA ANA RIVER MAINSTEM FLOOD CONTROL PROJECT	06059C0046F	06059C0262H
102	00-09-351P	06/14/2000	RESIDUAL FLOODPLAIN STUDY - GISLER CHANNEL	06059C0046F	06059C0262H
102	00-09-351P	06/14/2000	RESIDUAL FLOODPLAIN STUDY - GISLER CHANNEL	06059C0037F	06059C0254H
102	00-09-357P	06/14/2000	RESIDUAL FLOODPLAIN STUDY - GREENVILLE-BANNING AND FAIRVIEW CHANNELS	06059C0046F	06059C0262H
102	00-09-357P	06/14/2000	RESIDUAL FLOODPLAIN STUDY - GREENVILLE-BANNING AND FAIRVIEW CHANNELS	06059C0037F	06059C0254H
LOMA	00-09-545A	10/02/2000	TRACT 6694, LOT 11 - 3327 NEVADA AVENUE	06059C0037F	06059C0258H

### 2. LOMRs and LOMAs Not Incorporated

The modifications effected by the LOMRs and LOMAs listed below will not be reflected on the revised FIRM because of scale limitations or because the LOMR or LOMA issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMRs and LOMAs will remain in effect until the revised FIRM becomes effective. These LOMRs and LOMAs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single letter that reaffirms the validity of the previous LOMC.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA		01/02/1990	TRACT 12011, LOT 25	06059C0038E	06059C0259H
LOMR-F		01/04/1990	TRACT 9866, LOT 37 - 1124 DENNIS DRIVE	06059C0038E	06059C0259H

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F		01/04/1990	TRACT 9866, LOT 38 -- 1120 DENNIS DRIVE	06059C0038E	06059C0259H
LOMR-F		03/21/1990	METRO POINTE, CONSISTING OF 4- AND 6- STORY OFFICE, PLUS PACKAGE STRUCTURE A, PARCEL 1 & PORTION OF PARCEL 5	06059C0038E	06059C0259H
LOMR-F		04/05/1990	METRO POINTE - NORTH, PHASE I, BEING PARCELS 2 & 3 -- 950 & 940 SOUTH COAST DRIVE	06059C0038E	06059C0259H
LOMR-F		04/05/1990	THE CAPE APARTMENTS, BUILDINGS 1-21	06059C0038E	06059C0259H
LOMA		05/21/1991	TRACT 7718, LOT 84-- 936 CROCUS CIR	06059C0038E	06059C0259H
LOMR-F		07/11/1991	TRACT 12011-2, LOT 35 -- 1022 BEGONIA AVENUE	06059C0038E	06059C0259H
LOMR-F		08/05/1991	TRACT 12011, LOT 24-- 3391 LAVENDER LN	06059C0038E	06059C0259H
LOMR-F	92-09-023G	01/21/1992	TRACT 12011, LOT 43-- 1009 SECRETARIAT CIRCLE	06059C0038E	06059C0259H
LOMA	92-09-026B	03/02/1992	TRACT 7718, LOT 83-- 932 CROCUS CIRCLE	06059C0038E	06059C0259H
LOMR-F	92-09-120G	06/18/1992	TRACT 12011, LOT 19-- 3404 LAVENDER LANE	06059C0038E	06059C0259H
LOMR-F	92-09-172G	09/02/1992	TRACTS 9866, 9901 AND 10275-10278 3437 WIMBLEDON WAY	06059C0038E	06059C0259H
LOMA	92-09-223B	09/14/1992	TRACT 7557, LOT 1 -- 945 CARNATION AVENUE	06059C0038E	06059C0259H
LOMA	93-09-024A	10/20/1992	TRACT 12011, LOT 42-- 1005 SECRETARIAT CIRCLE	06059C0038E	06059C0259H
LOMA	93-09-050A	11/17/1992	TRACT 7718, LOT 87-- 945 JASMINE CIRCLE	06059C0038E	06059C0259H
LOMR-F	93-09-117A	12/30/1992	TRACT 12011, LOT 14-- 1025 BEGONIA AVENUE	06059C0038E	06059C0259H

24



## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	93-09-302A	05/04/1993	TRACT 11499, WIMBLEDON GLEN APTS-- 1101-1142 BUCKINGHAM DRIVE	06059C0038E	06059C0259H
LOMR-F	93-09-302A	05/04/1993	TRACT 11499, WIMBLEDON GLEN APTS-- 1101-1142 BUCKINGHAM DRIVE	06059C0037E	06059C0259H
LOMA	93-09-730A	11/01/1993	TRACT 9866, LOT 41-- 1108 DENNIS DRIVE	06059C0038E	06059C0259H
LOMR-F	94-09-776A	09/22/1994	TRACT 12011, LOT 37-- 1014 BEGONIA AVE	06059C0038E	06059C0259H
LOMA	94-09-820A	10/05/1994	TRACT 6637, LOT 17-- 3472 SAN RAFAEL CIRCLE .	06059C0038E	06059C0259H
LOMA	94-09-822A	10/05/1994	TRACT 6638, LOT 7-- 1086 SAN PABLO CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-823A	10/05/1994	TRACT 6637, LOT 25-- 3481 SAN RAFAEL CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-824A	10/05/1994	TRACT 7557, LOT 53-- 973 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	94-09-825A	10/05/1994	TRACT 7557, LOT 59-- 945 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	94-09-845A	10/05/1994	TRACT 6637, LOT 18-- 3478 SAN RAFAEL CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-846A	10/05/1994	TRACT 7557, LOT 47-- 996 AZALEA DRIVE.	06059C0038E	06059C0259H
LOMA	94-09-847A	10/05/1994	TRACT 6637, LOT 16-- 3466 SAN RAFAEL CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-848A	10/05/1994	TRACT 12011, LOT 16-- 3411 GERANUM STREET.	06059C0038E	06059C0259H
LOMA	94-09-849A	10/05/1994	TRACT 12011, LOT 28-- 3407 LAVENDER LANE	06059C0038E	06059C0259H
LOMA	94-09-850A	10/05/1994	TRACT 7557, LOT 46-- 992 AZALEA DRIVE.	06059C0038E	06059C0259H

25

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	94-09-851A	10/05/1994	TRACT 7557, LOT 33-- 942 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	94-09-876A	10/07/1994	TRACT 6638, LOT 13-- 1071 SAN PABLO CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-877A	10/07/1994	TRACT 6637, LOT 9-- 3493 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-878A	10/07/1994	TRACT 6637, LOT 2-- 3466 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-880A	10/07/1994	TRACT 7557, LOT 48-- 995 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	94-09-881A	10/07/1994	TRACT 7557, LOT 27-- 930 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	94-09-879A	10/11/1994	TRACT 7557, LOT 49-- 991 AZALEA AVENUE. .	06059C0038E	06059C0259H
LOMA	94-09-916A	10/20/1994	TRACT 6637, LOT 24-- 3487 SAN RAFAEL CIRCLE...	06059C0038E	06059C0259H
LOMA	94-09-917A	10/20/1994	TRACT 6637, LOT 14-- 3463 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	94-09-919A	10/20/1994	TRACT 12011, LOT 10-- 1005 BEGONIA AVENUE	06059C0038E	06059C0259H
LOMA	94-09-918A	10/25/1994	TRACT 7557, LOT 36-- 952 AZALEA DRIVE	06059C0038E	06059C0259H
LOMA	95-09-163A	01/04/1995	TRACT 7557, LOT 44-- 984 AZALEA DRIVE. .	06059C0038E	06059C0259H
LOMA	95-09-164A	01/04/1995	TRACT 6637, LOT 1-- 3460 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	95-09-165A	01/04/1995	TRACT 6637, LOT 66-- 1083 VALLEJO CIRCLE	06059C0038E	06059C0259H
LOMR-F	95-09-176A	01/13/1995	TRACT 12011, LOT 23-- 1026 POPPY CIRCLE	06059C0038E	06059C0259H

26

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	95-09-235A	02/02/1995	TRACT 7718, LOT 194- 998 AZALEA DR.	06059C0038E	06059C0259H
LOMA	95-09-238A	02/02/1995	TRACT 7557, LOT 56- 959 AZALEA DR.	06059C0038E	06059C0259H
LOMA	95-09-233A	02/16/1995	TRACT 12011, LOTS 31, 34, & 17- 1038 & 1026 BEGONIA AVENUE, & 3407 GERANIUM STREET	06059C0038E	06059C0259H
LOMA	95-09-236A	02/16/1995	TRACT 6637, LOTS 63 & 10- 1092 VALLEJO CIRCLE & 3487 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	95-09-342A	03/22/1995	TRACT 7557, LOTS 111 & 61- 947 GOLDENROD DR. & 939 AZALEA DR.	06059C0038E	06059C0259H
LOMA	95-09-396A	04/13/1995	TRACT 7557, LOTS 34, 62, 74, 75, 77 & 78- 944, 937 AZALEA DR., 938, 942, 948, & 952 GOLDENROD DR.	06059C0038E	06059C0259H
LOMA	95-09-506A	05/12/1995	TRACT 6638, LOTS 3 & 10- 1062 & 1089 SAN PABLO CIRCLE	06059C0038E	06059C0259H
LOMA	95-09-505A	05/16/1995	TRACT 7557, LOTS 29 & 51- 934 & 983 AZALEA DR.	06059C0038E	06059C0259H
LOMA	95-09-507A	05/16/1995	TRACT 6637, LOT 12- 3475 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	95-09-713A	07/25/1995	TRACT 7557, LOTS 52 & 58- 977 & 949 AZALEA DR.	06059C0038E	06059C0259H
LOMA	96-09-212A	12/05/1995	TRACT 7557, LOTS 37 & 57- 956 & 953 AZALEA DR.	06059C0038E	06059C0259H
LOMA	96-09-195A	12/15/1995	TRACT 6638, LOT 4 - 1068 SAN PABLO CIRCLE	06059C0038E	06059C0259H
LOMA	96-09-213A	12/15/1995	TRACT 6637, LOTS 67 & 68- 1077 & 1071 VALLEJO CIRCLE	06059C0038E	06059C0259H
LOMA	96-09-382A	02/08/1996	TRACT 7718, LOT 145- 3371 MARIGOLD CIRCLE	06059C0038E	06059C0259H
LOMA	96-09-495A	03/20/1996	TRACT 6638, LOT 5- 1059 SAN PABLO CIRCLE	06059C0038E	06059C0259H

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	96-09-496A	03/20/1996	TRACT 7557, LOT 79- 958 GOLDENROD DR	06059C0038E	06059C0259H
LOMA	97-09-331A	01/14/1997	TRACT 6637, LOT 13- 3469 SAN MARINO CIRCLE	06059C0038E	06059C0259H
LOMA	97-09-425A	02/18/1997	TRACT 6637, LOT 19- 3484 SAN RAFAEL CIRCLE	06059C0038F	06059C0259H
LOMA	97-09-672A	04/16/1997	TRACT 6638, LOT 2 - 1056 SAN PABLO CIRCLE	06059C0038F	06059C0259H
LOMR-F	98-09-229A	02/11/1998	TRACT 12011, LOT 22- 1022 POPPY CIRCLE	06059C0038F	06059C0259H
LOMR-F	99-09-217A	12/23/1998	THE CAPE APTS, PARCEL 1, PARCEL MAP 84-389, BLDGS 1-21 - 1000 SOUTH COAST DRIVE	06059C0038F	06059C0259H
LOMR-F	99-09-391A	02/19/1999	TRACT 12011, LOT 41 - 1001 SECRETARIAT CIRCLE	06059C0038F	06059C0259H
LOMR-F	99-09-812A	06/11/1999	METRO POINTE & METRO POINTE NORTH -- 901, 949, 959, 940 & 950 SOUTH COAST DRIVE	06059C0038F	06059C0259H
LOMA	00-09-082A	11/29/1999	TRACT 6614, LOTS 1-11, & 19-43 - 1633, 1535, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 163	06059C0037F	06059C0259H

**3. LOMRs and LOMAs Superseded**

The modifications effected by the LOMRs and LOMAs listed below will not be reflected on the final revised FIRM because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMRs and LOMAs will no longer be in effect when the revised FIRM becomes effective.

28

## FINAL SUMMARY OF MAP ACTIONS

Community: COSTA MESA, CITY OF

Community No.: 060216

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will Be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

#### 4. LOMRs and LOMAs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. We will review the data previously submitted for the LOMR or LOMA requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		



# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

**If you wish to view the Flood Insurance Rate Maps,  
please call the Planning Division at (714) 754-5245**